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March 31, 2009

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Mr. Dave Cornoyer, Planner I
City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RE: REQUEST & JUSTIFICATION for a Rezoning, Site Development Plan Review, Variance and Waivers.
Assessors Parcel: 138-03-602-001 and 002

Dear Mr. Cornoyer,

On behalf of our client, Scott Ashjian, VTN Nevada respectfully submits this letter ~~and~~ applications for a Rezoning, Site Development Review, Variance and Waivers, in conjunction with an application for a proposed Office development. The subject property is currently zoned RE (Residence Estates), and is within the limits of the City of Las Vegas.
The subject property is master planned (O) Office under the Centennial Hills Land Use Plan.

Zone Change Request
The applicant is requesting a rezoning from RE (Residence Estates) to O (Office). The total land area under review per this application for rezoning is 1.66 gross acres, and is proposed as a 4,790 square foot office development.

Site Development Review Request
The total land area under review per this application is 1.66 gross acres, and is proposed as a 4,790 square foot office development. The proposed project consists of 2 existing building and 2 accessory structures similar in design, color and materials to the surrounding neighborhood. The project has interesting elevations and provides opportunities for the current tenants.
The applicant is proposing 2 buildings with usable areas of 2,260 square feet for building # 1, and 2,530 square feet for building # 2. Buildings 3 and 4 (accessory structures) will have 1,324 and 1,295 square feet respectively. The proposed buildings will have a maximum height of 35 feet.
Project setbacks will conform to the minimums allowed by the O (Office) zone as follows:

			Principal Structure	Accessory Structure
1.	Front	=	25 feet	25 Feet
2.	Side	=	10 feet	8 Feet
3.	Street side	=	15 feet	15 Feet
4.	Rear	=	15 feet	8 Feet

ZON-34005 VAR-34009
SDR-34007 05/14/09 PC

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
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Exterior improvements include a 15 foot landscape buffer along Red Coach Avenue. Landscaping within the buffer areas will consist of larger (24") box trees at 1 per 30 feet along the northern property line.

Variance Request

The applicant is requesting a Variance to reduce the side yard setback for accessory structure from 8.0 feet to 2.75 feet for building # 4. The accessory structure is an existing structure which will be used primarily for storing supplies related to the office uses. The reduce setback will not negative impact the adjacent structure which is approximately 80 feet away from the existing home on the parcel.
The applicant is also requesting a Variance to reduce the setback for existing building # 1 to 1.4 feet.
The design of the parking area, in order to achieve maximum parking on the site encroached into the setback from parking to the existing structure.

Waiver Request

The applicant is requesting a waiver to eliminate the landscaping and landscape buffer along the eastern, southern and western property lines. The applicant is requesting a Variance to reduce the setback for building # 4 from 8 feet to 2.75 feet. The encroachment into the setback by the building significantly reduces the ability to provide the landscape buffer in this area of the development. This in addition to the parking along the northern portion of the site reduces the applicant ability to provide this buffer for existing structures. Along the southern portion of the eastern property line, the applicant is requesting to eliminate the buffer area also. The applicant is under contract to purchase the property, and upon completion the new property will be incorporated into the development, eliminating the need for the buffer. The applicant is also requesting to eliminate the need for a block wall along this portion of the property. There is an existing block wall which covers approximately 50 percent of the property line, and a chain link fence with cover the balance. The applicant is requesting to have the chain link fence remain until the incorporation of the property into this development. The applicant is requesting to eliminate the buffer along the southern property line. The applicant is the current property owner of the property, and believes a buffer between the properties will not be needed, since the properties will interact when development is complete.
The applicant believes the buffer along the western property line is not needed since the property is adjacent to Highway 95 which currently has a large buffer in addition to a sound wall.

The applicant believes this request is in accordance with the requirements of Title 19A, and respectfully request the City's approval of this request.

Should you have any further questions regarding this matter, please do not hesitate to telephone this office at 253-2431.

Sincerely,
VTN-Nevada

Jeffrey R.Armstrong, Senior Planner
cc: Scott Ashjian,
Chris Grubbs, PE.
Mark Alvarez, KKBR&F

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